

LAND DEVELOPMENT COMMITTEE

JANUARY 9, 2008

Present: X John A. Cimino, Chairman, Mercer County Planning Board
X Bill Agress, Vice-Chairman, Mercer County Planning Board
X Edward W. Fedorko, Jr., Member, Mercer County Planning Board
X Donna Lewis, Planning Director, Mercer County Planning Division
X Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Minor Subdivision MC # 08 – 205	Niederer	Hopewell Township 134 Church Road Block 61, Lot 3

Incomplete: Hopewell Township is the contract purchaser of a preservation easement over tax lot 3, block 61. The subdivision creates two (2) new lots. Propose lot 3 (27 acres) includes a non-severable exception area (proposed residential building envelope) to permit the existing uses on this area. This lot will also include a public access easement that will be used for trails on the adjacent lot. Proposed lot 3.01 (91.944 acres) will also have a non-severable exception area for a new home on the lot.

2. Minor Subdivision MC # 08 – 204	Niederer	Hopewell Township 1273 Bear Tavern Road Block 61, Lot 5
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Incomplete: Hopewell Township is the contract purchaser of a preservation easement over tax lot 5, block 61. The Subdivision creates two (2) new lots. Propose lot 5 has two (2) homes located upon it. One (1) will be subdivided as a non-severable exception on proposed lot 5 and one (1) will be subdivided as new lot 5.01. There is a public access easement on new lot 5 that will provide public access from lands to the east, across proposed lot 3.01, which will interconnect with future public access trails on the west. Also, the adjacent lot 34 of block 61 is a non-conforming lot owned by the same owner. A portion of lot 5 (1.4 acres) will be added to this lot.

3. Site Plan MC # 07 – 704	United Jewish Federation Community Center	*	West Windsor Township Clarksville – Grovers Mill Road Block 8, Lots 14 & 44
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Approved with conditions: Development of a 81.36 (ac) site as a multi-purpose center including an auditorium building, offices, classrooms and outdoor recreational fields with associated parking and drives.

4. Major Subdivision & Site Plan MC # 07 – 913	Washington Town Center TC-3	*	Robbinsville Township Rt. 33 & Robbinsville-Edinburg Rd. Block 8, Lot 1.01
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Approved: Subdivision approval for ten (10) lots, including eight (8) townhouse lots, one (1) commercial lot and one (1) age-restricted apartment/condominium lot. The eight-townhouse lots vary in size from 2,000 (sf) to 4,590 (sf), the commercial lot is 2.527 (ac) and the apartment/condominium lot is 0.90 (ac). The Site Plan application proposes the construction of the 64,000 (sf) four-story, mixed-use building (office/commercial) including a pharmacy with a drive-thru. Also included in the plan is a 39 unit age-restricted apartment/condominium building.

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5. Site Plan MC # 08 – 300	Updike Farmstead – Phase I	Princeton Township 354 Quaker Road Block 10201, Lot 11

Approved: The Historical Society of Princeton is proposing the construction of a driveway and parking lot to serve the Updike Farm Preservation Center. Other site improvements will include a handicap accessible walkway from the proposed parking lot to the existing three-story dwelling. Also proposed is an underground stone storage detention basin.

6. Site Plan MC # 08 – 200	Bristol-Myers Squibb Co. (Wastewater Upgrade)	Hopewell Township 311 Pennington - Rocky Hill Road Block 46, Lot 8.01
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Approved: Upgrade of Wastewater Treatment Plant. The project will include the demolition of the existing Building 20 to allow for the construction of the new Phase I Treatment Building that will contain approximately 8,740 (sf) of gross floor area. Phase 2 will contain 6,140 (sf) of gross floor area. Other improvements include the installation of a new pup station and the extension to the existing drive to the loop road.

7. Minor Subdivision MC # 08 – 400	Ture	Ewing Township 13 Sunset Avenue Block 424, Lot 45
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Approved: Lot consolidation and subdivision. The site includes two (2) existing dwellings on six (6) lots (lots 42 – 47) totaling 1.37 (ac). The existing lots 42 – 44 are to be consolidated with one (1) existing dwelling and lots 46 & 47 are to also be consolidated with an existing dwelling. Lot 45 is to be subdivided to expand lots both of the new lots.

8. Site Plan MC # 08 – 600	CareOne at Hamilton, LLC	Hamilton Township Whitehorse-Hamilton Sq. Rd., & Cypress Lane Block 2167, Lot 416
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Approved with conditions: Two-Story addition to the existing 128-bed assisted living/skilled nursing facility. The existing facility will be renovated to 123-beds and the proposed Alzheimer/skilled nursing addition will contain 93-beds, for a total of 216-beds, which is a net increase of 88 beds.

9. Site Plan MC # 08 – 201	Pennington School	Pennington Borough 112 West Delaware Avenue Block 205, Lot 1 Block 502, Lot 4
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Approved with conditions: Construction of a 46,300 (sf) Gym addition, an 18,750 (sf) Library addition and an 81,800 (sf) outdoor multi-purpose turf field in addition to site improvements which include the construction of three (3) separate parking lots and the reconstruction of an existing parking lot.

10. Amended Site Plan MC # 07 – 611	Sunrise at Hamilton	Hamilton Township Whitehorse Ave. & Estates Blvd. Block 1943, Lot 4
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Approved with conditions: Construction of three (3) one-story assisted living cottages, consisting of 75 assisted living units. This project was originally approved at the May 2007 LDC meeting for the construction of a three-story assisted living residence of 80 units.

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
11. Site Plan MC # 08 – 500	Rider University West Village Student Housing	Lawrence Township 2083 Lawrenceville Road Block 2801, Lot 24

Approved with conditions: Construction of two (2) three-story student-housing buildings to provide housing for 152 existing commuter students.

- * Applicant granted county extension to review the subject application at the January 9, 2008 meeting.
- ** The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.